

**HOUSING AND NEIGHBORHOOD ECONOMIC
DEVELOPMENT FUND COMMITTEE
(UDAG)**

Tuesday, September 27, 2022

2:00pm to 3:30m

Meeting was held solely via Zoom

Members Present:	Members Absent:	City Staff:
Armijo, Frances (Chair)	Colonel, Gwen	Herrera, Jessica
Lopez, Jesse	Plaza, Andrea	Krantz, Yolanda
Margaret Lopez	Vigil, Deacon Robert	Lujan, Anna Marie
Nelson, Robert		Montoya, Monica
Nordhaus, Richard		Padrino, Patricia
Sanchez, Pat		
Senye, Kelle		
	HR&A Staff:	Guests:
		Naranjo Lopez, Loretta
		Peter Rice

Quorum for meeting was met.

I. Call to order

Meeting called to order at 2:03 PM.

II. Welcome and Introductions

III. Changes/Additions to the Agenda

There were no changes to the meeting agenda. Richard Nordhaus requested to speak during plan update.

IV. Approval of Meeting Minutes

A review of the Minutes from the August 30, 2022 meeting was done. There were no changes made to the minutes.

- ❖ Jesse Lopez motioned to approve the August 2022 minutes. The motion was seconded by Pat Sanchez and unanimously carried.

V. Committee Business

- a. Plan Update

- i. The Plan was introduced to City Council and is now with the Finance and Government Operations Committee. It takes about three months to have items approved by City Council. A timeline for plan approval will be emailed to the committee.
- b. Fiscal Report
 - i. There are no changes to the report that was presented in June, the amount is currently \$6,085,389.18. The amount will decrease slightly on the next report for the payment on the HR&A contract. A copy of the fiscal report will be emailed to the committee.
- c. Project Planning Discussion
 - i. Richard Nordhaus discussed his thoughts on the plan as presented in Exhibit 1:

Exhibit 1

Implementation of 10 Year Plan for Housing

Some considerations

HNEDF Purpose

Over-arching goals

- Reducing blight and poverty, increasing available housing.
- Funding will be prioritized for projects that provide long-term and sustainable benefits for low and moderate income residence of the pocket of poverty

Housing goals

- Produce/preserve affordable housing for low and moderate income residents of PoP
- Propose to build new housing options that provide long-term affordability for low-moderate income pocket residence
- Fund housing improvements that return distressed/condemned housing to market at affordable rates.

Strategies/criteria

Basic strategies

- Provide new housing that provide long term affordability
- Improve distressed/condemned housing to provide additional affordable housing

Funding allocation criteria

- Complement, don't duplicate existing programs
- Leverage HNEDF funds
- Provide long term benefits

Givens of the 10 Year Plan

The budget for housing is \$2.8M
The overall need for Housing in POP is clear

Unknowns, missing from the Plan

There is no priority ranking system

- No basis for prioritizing / selecting housing strategies
- Options for housing types are presented as an unranked list

There is no framework for the development of a 2 Year Plan
There are no ideas for suggestions for housing strategies that could be could be implemented in the PoP.

No evaluation of past projects, what has worked and what hasn't.
There is no information about other City plans and programs for housing and how they might impact

There is no information about the needs of housing developers that HNEDF might address.

Questions

- What are more specific community priorities for types of housing?
- How could HNEDF funds best facilitate the development of housing in the PoP? What do developers need?
- How can/should we address the requirement for a 2 year plan without dragging the planning process on for another year?
- How can we serve the housing needs of individuals and families while providing long term sustainable benefits to PoP residents?

HNEDF projects.

- How can we leverage HNEDF funds to maximize benefits to the PoP?

Ideas, suggestions

- i. Acquire land, a primary bottleneck for developers in the PoP
 - ii. Prioritize projects that both meet a clear need and leverage HNEDF funds
 - iii. Research what developers need from the HNEDF that is not available from other sources.
 - iv. Establish a process to encourage the PoP community to present needs and ideas for projects.
 - v. OTHER ????
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- ii. Pat Sanchez stated Homewise has spoken to the committee in the past and would like to have them involved since they have had low to moderate development projects they can speak about. Homewise would know what projects to look at in the pocket of poverty. City staff stated that Homewise can come and speak but will need to make sure there would not be a conflict of interest. City staff states there seems to be confusion because the goals and priorities were outlined in the plan.
 - iii. Richard Nordhaus stated that both the ordinance and Consultant scope of work called for a priority ranking system that was not provided. Richard stated that the recipients were interviewed for the plan but the developers were not. Richard would like to ask developers to come to a session to talk about how HNEDF funding could help them develop affordable housing in the Pocket of Poverty. This would not be considered a conflict of interest if they are all there.
 - iv. Frances Armijo asked what is an affordable house in the pocket of poverty. City stated that if you are an affordable home buyer you are earning less than the 80% of the median income and qualify to buy a home. There are several programs to assist homebuyers to purchase a home.
 - v. Frances stated that developers are charging high prices for homes in the pocket of poverty and the homes in the area are not affordable. Frances stated the developers are looking to make money. Richard stated that developers will charge what the market will bear.
 - vi. Margaret Lopez stated that there are established needs that came from community input. The need is for rehab on existing housing and helping people get into affordable housing through gap funding and down payment assistance. Margaret asked Richard why would the committee not take advantage to focus on the need of rehab on existing housing and helping people get into affordable housing through gap funding and down payment assistance.
 - vii. Richard stated those are very good candidates but has two questions. How do we do it and are there other opportunities that we should look at before a decision can be made.
 - viii. City staff stated that the community has stated there is a need for rehabilitation and the preservation of housing.
 - ix. PowerPoint was presented by City staff on rehabilitation projects. Three options were presented. Option 1- Major/Minor Rehab program up to \$50,000 per home. Option 2- Minor home repair program up to \$10,000 per home. Option 3- Roof Repair/Replacement. The options presented are examples.
 - x. Frances asked if there was a motion to accept what was presented. Richard stated that before a decision could be made he would like to review the information presented.
 - xi. The PowerPoint presented will be emailed to committee for review. Submit any questions on rehab projects to City staff prior to next committee meeting.

VI. Announcements

The city is developing a five-year plan and would like input from the committee on community needs and will invite the consultants to attend next meeting to gather committee input.

VII. Public Comments

None

VIII. Summary of Decisions and Assignments

A timeline of the City Council dates for the HNEDF plan, fiscal report, rehabilitation projects PowerPoint, links to the consolidated plan and action plan and a summary of the descriptions for grants will be emailed to the committee members. Past project update was not discussed and will be on the next meeting agenda.

IX. Adjournment

With there being no further business, the meeting was adjourned at 3:28pm.

Next Meeting Date: October 25, 2022 at 2:00pm

<p>Chairperson's Signature: _____ Prepared by: <u>Jessica Herrera</u></p> <p style="text-align: right;"><small>DocuSigned by:</small> <i>Francis Armijo</i> <small>4482581840584E5...</small></p>
